



Greater Albuquerque Association of REALTORS®
Southwest Multiple Listing Service, Inc.
1635 University Blvd. NE
Albuquerque, NM 87102

Application for SWMLS Subscription

I HEREBY APPLY for subscription in the Southwest Multiple Listing Service, Inc., (“Service”) and certify that I am a REALTOR® member of a REALTOR® Association or Council in the State of New Mexico.

I HEREBY AGREE, in the event of my acceptance, to abide by the Bylaws and Rules and Regulations of the Southwest Multiple Listing Service, Inc. including the obligation to arbitrate any existing or future disputes with another subscriber in good standing in accordance with the Service arbitration procedures.

I HEREBY AGREE to abide by the *Code of Ethics and Arbitration Manual* of the National Association of REALTORS® as adopted by the Service.

I HEREBY CONSENT that the Service, through its Board of Directors or otherwise, may invite and receive information and comment about me from any subscriber or any other person, and I further agree that any information or comment furnished to the Service by any person in response to the invitation shall be conclusively deemed to be privileged and not form the basis of any action by me against any person or the Service for slander, libel or defamation of character.

I FURTHER AGREE that any action by the Service or any other subscribers in relation to my application shall not form the basis for any action for slander, libel, and defamation of character or damages against the Service or its subscribers.

I HEREBY ACKNOWLEDGE that if accepted as a subscriber and I resign from subscription in the Service with a complaint or arbitration request, my right to reapplication with the Service may be conditioned upon my verification that I will submit to the pending complaint or arbitration proceeding and abide by the decision of the appropriate tribunal.

I HEREBY UNDERSTAND that if I resign without having complied with an award in arbitration, my reapplication may be conditioned upon my promise to pay the award plus any costs that have been previously established as due and payable by me, provided the award has not, in the meantime, been otherwise satisfied. I also acknowledge that I may be required to pay in full my outstanding balance owed to the Service before I can reapply for subscription.

I HEREBY UNDERSTAND the compensation paid by a listing Participant to a cooperating Participant in his offer of compensation is not fixed, controlled, recommended or maintained by any persons other than the listing Participant and his/her agent.

I HEREBY UNDERSTAND that the Participant's compensation for services rendered in respect to any listing is solely a matter of negotiation between the Participant and his/her client and is not fixed, controlled, recommended or maintained by any persons not a party to the listing agreement.

I HEREBY UNDERSTAND that I must attend a SWMLS new subscriber orientation class within 60 days of the date of this application and that failure to do so will result in suspension of all SWMLS services until I have attended and completed a regularly scheduled orientation class.

I ACKNOWLEDGE that GAAR may refuse to sell or lease lockbox keys, may terminate existing key lease agreements, and may refuse to activate or reactivate any key held by an individual convicted of a felony or misdemeanor if the crime, in the determination of the Board, relates to the real estate business or puts clients, customers, or other real estate professionals at risk. Further, GAAR may suspend the right of lockbox key-holders to use lockbox keys following their arrest and prior to their conviction for any felony or misdemeanor which, in the determination of the Board, related to the real estate business or which puts clients, customers, or other real estate professionals at risk.

Applicant Information

Full Name:		E-mail Address:	
Name of Firm:			
Firm Address:			
Firm Phone:		Fax:	
License Type:		NM License #:	
Current REALTOR Association/Council Membership:			

I HEREBY CERTIFY that the foregoing information furnished by me is true and correct.

I HEREBY AGREE that failure to provide complete and accurate information as requested or any misstatement of fact, shall be grounds for revocation of my subscription if granted.

I FURTHER AGREE to pay all fees and dues as from time to time established.

Signature

Date